

## PURPOSE

To provide guidance as to when a Master Parcel Plan (MPP) is to be required, its content, its processing, and its use.

## BACKGROUND

On May 7, 1980, the Board of Supervisors amended the County Subdivision Ordinance to require a Master Parcel Plan (MPP) be submitted as part of the application for certain minor subdivisions that can be further subdivided. Refer to Sections 81.102.1, 81.600, 81.604.1, and 81.604.2 of the County Code.

The MPP would provide, in concept, a feasible design for the complete development of the property to the degree permitted by the County General Plan and the zoning. The purpose of such a plan is to allow staff and the applicant to analyze:

1. The relationship of proposed and potential development on this property to the development and services on adjacent property.
2. Whether the proposed land division would permit, logically and efficiently, the further development of the property.
3. What actions might be taken at this time to preserve options or plan for any potential development beyond the present proposal.

## POLICY

It is the policy of this Department to implement the required submittal of MPPs in conjunction with certain Tentative Parcel Maps (TPMs) in a manner that will provide a reasonable concept plan for eventual parcel development without imposing requirements or demands for information or design detail beyond what is necessary.

## PROCEDURE

- A. A TPM application is exempt from the requirements of a MPP when:
  1. The application received Department of Health Services approval prior to June 12, 1980.
  2. Processing for a replacement, revised, expired map or Time Extension associated with an original TPM application is requested and the latest approved concept of the MPP is being adhered to.

- B. A subdivider may request a waiver from the MPP requirements when the proposed TPM essentially complies with the concept of the MPP depicting the potential development of the parcel. A request for a waiver shall be approved prior to submittal of the TPM application.

The Director may waive the MPP when a finding is made that the proposed subdivision complies with the intent of the MPP concept as to design of potential lots, location of streets, and subsurface sewage disposal systems and the protection of the environs.

The written waiver shall accompany the TPM application.

- C. A MPP is required for any TPM application which was approved by the Department of Health Services on or after June 12, 1980, provided the TPM application proposes to
1. Divide property into three or more parcels and which could be further divided into a total of five or more lots, and is
  2. Located in Urban Residential (1 du/ac through 40 du/ac), Estate (1 du/2-4 ac) and Rural Development Plan (1 du/4-8-20 ac) classifications of the County General Plan.

The MPP shall be shown on the TPM submitted in a manner such that future lot lines can be readily differentiated from the lot lines involved in the immediate land division.

D. CONTENT

Six copies and one sepia of the MPP shall be submitted. The MPP must show the essential information, depicted in sufficient detail and accuracy, to allow the evaluation of the potential for full development of the property. The following criteria shall be followed; however, the problem areas may require additional information or greater accuracy in location or measurement.

1. The MPP shall depict (in dotted lines) potential development. A new original is permitted provided the potential development is of such magnitude that a different map scale is necessary in order to properly show the increased amount of detail.
2. The title block shall identify the drawing as a MPP.
3. Information to be shown:
  - (a) Proposed lots. Approximate dimensions and gross area to be given.

- (b) Proposed local road system.
- (c) Location of Circulation Element roads.
- (d) Existing or proposed open space easements.
- (e) Generalized drainage.
- (f) Generalized road grading and approximate road grades.
- (g) Physical features such as prominent ridges, valleys, rock outcrops, significant stands of vegetation.
- (h) Slope analysis for General Plan Conformity and Hillside Policy; i.e., lot size.
- (i) Statement to be included:  
  
“The proposed lot size and configuration on the subdivision is contingent upon availability of solar access and upon approval by the Department of Health Services for sewage disposal and water availability.”

4. Numbering

A TPM with an approved MPP will be designated by suffix “MPP” added to TPM NO.--12345-MPP.

5. Status of an Accepted MPP

- (a) Approval of a TPM submitted with a MPP indicates that the County has found that the proposed land division would not likely cause unacceptable problems of design, coordination, or service with existing or potential on-site development.
- (b) County acceptance of the MPP indicates the concept plan is a generally acceptable pattern for future development. Acceptance does not guarantee approval of future development; regulations may change or the detailed design prepared for future land division proposals may show that modifications to the concept will be necessary.

6. Future Developments

- (a) The MPP shall serve as a guide for reviewing future land divisions.

- (b) Future TMs or TPMs submitted for development of the property covered by an accepted MPP need not conform to the MPP design. However, applicants shall demonstrate that the submitted design will solve any problems of access, solar access, drainage, grading, design of developments, sewage disposal, etc.
- (c) If an applicant proposed modifications that will not allow reasonable coordination and connection to potential development as shown on an accepted MPP, the Director may require the applicant to submit an amended MPP. An amended MPP would redesign all or a portion of the development pattern on the previous MPP to show how adjacent property could be tied with the proposed development.

7. The MPP and Eligibility to Further Subdivide by Minor Subdivisions

A MPP is prepared by an applicant to show relationship of a proposed land division to existing and potential development. Submission of a future land division by another applicant that generally follows the design shown on the MPP will not be considered "participating in the creation of more than four parcels" as defined in Section 81.601.7(b) of the Subdivision Ordinance if the subsequent purchaser has not participated nor cooperated in the preparation or creation of the previous land division.

8. The reproducible copy and the bluelines would be stamped

"DEPARTMENT OF PLANNING AND LAND USE

This Master Parcel Plan is a requirement of the County of San Diego. The acceptance of this Master Parcel Plan in no way constitutes nor implies the approval of the proposed subdivision or any future subdivision of this property."

9. MPP File

The MPP shall be maintained in the TPM file and shown on the lot history sheets in the Departmental Assessor Books with the suffix "MPP" following the TPM number.

SHEILA M. CHAFFIN  
Deputy Director, Codes

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MASTER PARCEL PLAN

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5 of 5

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